

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA, met on Monday, October 7, 2013 at 5:00 p.m. in the Showers City Hall, McCloskey Room, 401 North Morton Street, with President David Walter presiding

## **I. ROLL CALL**

**Commissioners Present:** David Walter, Elizabeth Kehoe, Mike Gentile, John West and Kelly Smith

**Commissioners Absent:** Michael Szakaly

**Staff Present:** Lisa Abbott and Christina Finley

**Others (s) Present:** Greg Small, Danise Alano-Martin, Dave Williams, Mick Renneisen

**II. READING OF THE MINUTES** – John West made a motion to approve the minutes for May 6, 2013 and September 9, 2013. Mike Gentile seconded the motion. The board unanimously approved.

**III. EXAMINATION OF CLAIMS** – Mike Gentile made a motion to approve the claims for September 13, 2013 for \$193,858.58; September 27, 2013 for \$396,423.64. Elizabeth Kehoe seconded the motion. The board unanimously approved.

## **IV. REPORT OF OFFICERS AND COMMITTEES**

Director's Report. Abbott reported that HUD is shut down and the HUD representative has been furloughed. However, HAND is set-up and can still draw down funds from treasury right now. As long as no interaction with HUD is needed, HAND should be fine. The September 18<sup>th</sup> meeting in Detroit was about the new HOME rule that went into affect August 23, 2013. There are a number of items that have changed and the technical assistance provider said HUD would be providing additional guidance, than furloughed everyone so there is no additional guidance at this time.

The Griffy Dam project is moving along and looks like they are still on schedule to be completed at the beginning of November 2013.

HAND hosted the Home Repair Solutions & Open House on October 1, 2013 at Fairview Elementary. There was a good turnout with approximately 30 people attending.

The RDC social service and physical improvement representatives for the CAC do not need to attend the CDBG mandatory training on October 16<sup>th</sup> or 22<sup>nd</sup> but need to attend the CAC organizational meeting on November 18<sup>th</sup>. CDBG applications are due December 6, 2013.

## **V. UNFINISHED BUSINESS**

None.

## **VI. NEW BUSINESS**

**A. RESOLUTION 13-32:** Approve payment from the CTP fund for appraisals for the Showers Admin building and adjoining parking, and for the lot from Morton Street Properties LLC. Alano-Martin distributed two maps, one is a satellite view and the other outlines the different parcels separately. Alano-Martin is requesting a total of \$14,250 for two appraisals from the Certified Technology Park fund. The appraisals are for 601 N. Morton and the parking lot



immediately west of 601 N. Morton, and of the lease value of the parking lot immediately north of 601 N. Morton. There is potential when we do the offering sheet to sell the IU Press building, Solution Tree might offer as compensation, the parking lot they currently own. The Tech Park Master Plan envisions the Central Green to be a replacement for the lot and has a strong interest in acquiring it. The next step is to bring in an offering sheet to the RDC for approval. In the offering sheet, by state law we can not offer the building for anything less than the average of the two appraisals. The offering sheet would be public and anyone could propose an offer based on the offering sheet. West asked if the appraiser has been picked. Alano-Martin stated quotes were received from Monroe Owen Appraisal Inc. and First Appraisal.

Mike Gentile made a motion to approve Resolution 13-32. Elizebeth Kehoe seconded the motion. The board unanimously approved.

**B. RESOLUTION 13-33:** Approval to award the bid and approve the construction contract for the Cascades Trail Phase II project. Dave Williams reported receiving five bids for the construction contract for the Cascades Trail Phase II project. The low bid, from Fox Construction was \$466,000 and the high bid was \$657,500. Williams is requesting approval to award the bid to Fox Construction for the base bid amount of \$466,000 plus the alternate number one for \$9,235 which is to widen the pavement of the trail going up Clubhouse Drive. The request total is for \$475,235.00. Walters asked if contingency is built in on the amount. Williams stated it is not included in the bid but if there is a change order or added cost it will be brought back to the commission for approval if it can not be negotiated out.

John West made a motion to approve Resolution 13-32. Mike Gentile seconded the motion. The board unanimously approved.

## VII. BUSINESS/GENERAL DISCUSSION

**A.** CTP update. Alano- Martin began her CTP update with land acquisition. The RDC just approved funding for appraisals of the Central Green and IU Press properties. Once those are returned we will publish an offering sheet. Time frames will depend on other offers and how eager buyers are willing to negotiate. If everything runs smoothly, closing could be in December which means we could with have a Tech company in the IU Press (a.k.a. Showers Administration) Building in a short time. The RDC has already approved the appraisals and made an offer for 619 North Morton. The seller has accepted the offer. Rudy Fields is doing the environmental work and should have it back soon with closing by the end of the year.

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The RDC has already approved funding for environmental assessment on Warehouse B. The specs for demolition will be written into the scope of work. Alano-Martin hopes to issue that bid and have it awarded before the end of the year and start demolition at the beginning of next year. With the funding for the appraisals the RDC just approved, acquisition of the property for the Central Green could be on a similar timeframe. The CTP Master Plan recommends stabilizing the Dimension Mill/Kiln. They do not want to put a lot of investment into the structure; however it does have an estimated \$50,000 in roof repairs. CBRE is going to do a renovation budget for those buildings so we can look at what needs to be done in terms of stabilization and also looking at what it might need in terms of occupancy.

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Alano-Martin reported currently talking with Gordon Hendry (CBRE) about separating out the sale/property disposition processes for the Administration Building and Dimension Mill/Kiln and putting them on their own track. Gordon is working on drafting an RFQ for a master developer for the remainder of the Certified Tech Park sites. Dealing with only one developer would be an advantage.



Infrastructure: Alano-Martin reported city staff have been meeting in small groups and will be meeting in a large group on October 23<sup>rd</sup> as the "technical design team" to talk about the phases and infrastructure recommendations and how we translate that into a RFQ and a scope of work for engineering and design firms. We are proposing that we have one consultant team that will design the infrastructure for the streets, central green space, the alley improvements and any related water, storm water, sewer needs that would be related issues. We will begin to administer the \$200,000 EPA Brownfield Assessment grant starting October 1<sup>st</sup> 2013. It is a three-year grant period. The award is a Community Wide Assessment grant so we would be doing a community wide inventory of Brownfields as well as focus our actual assessment funds on the Switchyard Park as well as the Certified Tech Park. Sites will be prioritized within the two areas. Funds can also be used for remediation plans if needed.

Alano-Martin wanted to get the commissioners thoughts on meeting more than once a month. She stated that it might be necessary when interest begins with buying and renovating the Dimension Mill/Kiln. Abbott asked the commissioners if they would prefer to have a set bi-monthly schedule or schedule special meetings as needed. John West suggested scheduling two meetings a month and cancel if not needed. The board agreed to have the second meeting the 3<sup>rd</sup> Tuesday of each month, starting in December. Abbott stated that the second meeting of the month will be limited to just the CTP.

**VIII. ADJOURNMENT-** Mike Gentile made a motion to adjourn.